



## 9 Brutus Court

North Hykeham, Lincoln, LN6 9FY



Book a Viewing!

**£200,000**

A modern Three Bedroom linked Town House, situated in the popular residential Manor Farm estate within the town of North Hykeham, with easy access to Lincoln City Centre and the A46 Bypass towards Newark. Internally, the property offers well presented living accommodation briefly comprising of Entrance Hall, Downstairs Cloakroom/WC, Lounge, Kitchen Diner and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is an enclosed rear garden. The property further benefits from two off street parking spaces. Early viewing of this property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



## ACCOMMODATION

### ENTRANCE HALL

With radiator.

### CLOAKROOM/WC

Fitted with close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

### LOUNGE

15' 8" x 15' 0" (4.79m x 4.58m) With staircase to the first floor, double glazed window to the front aspect and two radiators.

### KITCHEN/DINER

15' 0" x 8' 3" (4.58m x 2.54m) Fitted with a range of wall and base units with work surfaces over, electric oven and gas hob with extractor fan, stainless steel sink with side drainer and mixer tap, spaces for a fridge freezer and washing machine, wall mounted gas fired central heating, double glazed window to the rear aspect, double glazed French doors to the rear garden, understairs storage cupboard and radiator.

### FIRST FLOOR LANDING

#### BEDROOM 1

13' 3" x 8' 6" (4.05m x 2.61m) With double glazed window to the front aspect and radiator.

#### BEDROOM 2

10' 9" x 8' 6" (3.28m x 2.61m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

10' 0" x 6' 2" (3.07m x 1.90m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a lawned garden with shrubs. There is a driveway to the rear providing off-road parking for two vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with a decked seating area and garden shed.





**WEBSITE**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

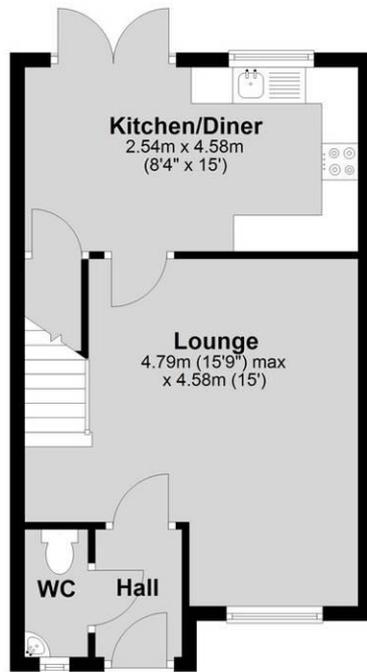
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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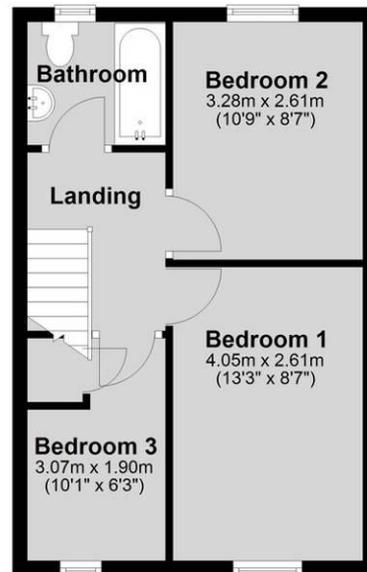
**Ground Floor**

Approx. 35.5 sq. metres (382.6 sq. feet)



**First Floor**

Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.3 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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